

LINCOLN CITY/LANCASTER COUNTY PLANNING STAFF REPORT

REVISED REPORT

This is a combined staff report for related items. This report contains a single background section for all items. However, there are separate analysis and conditions provided for each individual application.

P.A.S.: Special Permit #1990
Waiver of Design Standard #02021

DATE: October 21, 2002

SCHEDULED PLANNING COMMISSION MEETING: October 30, 2002

PROPOSAL: An early childhood care facility for up to 214 children.

WAIVER REQUESTS:

1. Requirement for access to an arterial street.
2. Locate sign in the front yard.
3. Lot lines perpendicular or radial to streets.

LAND AREA: Approximately 1.49 acres.

CONCLUSION: With minor modifications to the site plan, this proposal generally complies with the Zoning Ordinance and is an appropriate use of land at this location.

<u>RECOMMENDATION:</u>	Special Permit #1990	Approval
	Waiver to Sign in Front Yard	Denial
	Waiver to Access on Arterial Street	Approval
	Waiver to Design Standard #02021	Approval

GENERAL INFORMATION:

LEGAL DESCRIPTION: See attached legal description.

LOCATION: Northeast of the intersection of South 91st Street and Heritage Lakes Drive.

APPLICANT: Gary Kort
5950 Vandervoort Drive
Lincoln, NE 68516
(402)421-3333

OWNER: Andermatt, L.L.C.

CONTACT: Stephen Clymer
Olsson Associates
1111 Lincoln Mall
Lincoln, NE 68508
(402) 458-5987

EXISTING ZONING: R-3 Residential

EXISTING LAND USE: Vacant

SURROUNDING LAND USE AND ZONING:

North:	Vacant	R-3
South:	Vacant (Proposed Nebraska Heart Hospital)	R-3
East:	Vacant	R-3
West:	Vacant	R-3

ASSOCIATED APPLICATIONS: AFP#02062 Heritage Lakes Early Childhood Development Addition - An administrative final plat to create a 1.49 acre lot for the proposed day care center currently under review.

COMPREHENSIVE PLAN SPECIFICATIONS:

Page F18 Residential Neighborhoods - Fourth paragraph - Child care centers should be located within neighborhoods and near schools and parks when possible.

Page F18 Transportation - Interconnected networks of streets, trails and sidewalks should be designed to encourage walking and bicycling, reduce the number and length of automobile trips, conserve energy and for the convenience of the residents.

The street network should facilitate calm traffic conditions, provide multiple connections within and between neighborhoods, using neighborhood development aspects such as four way intersections of residential streets, multiple connections to arterial streets, and reduced block lengths.

Page F25 Future Land Use Plan - The Future Land Use Plan designates this area for future urban residential uses.

Page F42 Business and Commerce - Second paragraph - Buildings and land uses at the edge of the center should be compatible with adjacent residential uses. Examples of compatible land uses include office and child care centers.

Page F145 Guiding Principles - Fourth paragraph - Child care centers should be located within neighborhoods and near schools and parks when possible.

UTILITIES: Water - There is a 6" water main in Heritage Lakes Drive that can be tapped to serve this site.

Sewer - There is a 15" sewer line in a 30' sewer easement adjacent to this site. This line can only be tapped by a manhole connection and must be shown on the plans submitted.

TRAFFIC ANALYSIS: Heritage Lakes Drive has a 66' wide right-of-way, with a 33' wide improved surface. This is the standard for a local street in a commercial, business, or industrial district, and is wider than the 26' pavement width required of a local residential street. Additionally, there are no single-family homes fronting the street on the south justifying the increase in the number of children.

PUBLIC SERVICE: Fire and Police protection will be provided by the City of Lincoln.

AESTHETIC CONSIDERATIONS: The facility must be designed in a manner that visually accommodates one of the allowed alternate uses in the R-3 district should the day care cease to operate.

ALTERNATIVE USES: As with all child care centers caring for 31 or more children, the City of Lincoln Design Standards require that the facility be designed to accommodate conversion to an alternate use that is allowed by right in the district. In this case, the plans show the facility designed to be converted to a seven-unit apartment building should the day care cease to operate. Apartments are not allowed by right in the R-3 district, and the plan will need to be modified to show conversion to a use that is allowed by right.

BACKGROUND: At the October 16, 2002 Planning Commission public hearing on this project, the applicant was granted a two week delay to allow for the site plan to be revised. The revised site plan was submitted on October 18, 2002, and shows the west driveway redesigned to allow access onto Heritage Lakes Drive, instead of to the adjacent lot. The staff recommendation has been revised to consider this revision.

ANALYSIS:

Special Permit #1990

1. The facility shown on the plan is proposed to be built in two phases. The first phase will accommodate up to 134 children and 17 full-time staff members all on the first floor. Phase II will accommodate an additional 80 children (for a total of 214) and two

additional staff people. The number of parking spaces and the size of the drop-off zone exceed the amount required by the Zoning Ordinance to accommodate employees and parents. However, the site plan must be revised to include a schedule containing the details of the expansion and the number of parking spaces per phase to ensure required off-street parking is being provided for each phase and full build-out.

2. A waiver to Design Standard Chapter 3.90 (1.3) for facilities with 31 or more children that states "The applicant's lot must have frontage on an arterial street" has been requested. This design standard was adopted to help ensure that a larger day care center, many of which generate traffic volumes similar to commercial uses, could not locate in a residential neighborhood. At this location, Heritage Lakes Drive will be 33' wide when completed - the width for a local street in a commercial, office or industrial district. Additionally, the Nebraska Heart Hospital has been approved to be built south across the street. Given the location of this facility, the planned street layout and the developing land use pattern in this area, it is appropriate to grant this waiver.
3. A waiver to allow the sign in the front yard has also been requested. Lincoln Municipal Code (LMC) Section 27.69.160 allows a sign up to 20 square feet in area in a residential district for special permitted uses such as this one, provided it is not located in a required yard. This waiver cannot be granted as there is no provision that allows the City Council to waive the front yard restriction.
4. The Design Standards for early childhood care facilities require that a conversion plan be submitted as part of the application. The intent is to ensure the facility can be converted to a use that is appropriate for the zoning district in which it is located in the event the day care ceases to operate. The alternate use shown in the conversion plan must be a use that is allowed by right in the district. In this case, the plan shows conversion to a seven-unit apartment building. Apartments are not allowed by right, but are only allowed as part of a community unit plan approved by special permit. The plan must be revised to show conversion to one of the uses allowed by right in the R-3 district per LMC Chapter 27.15.
5. The Design Standards require that outdoor play areas be screened. This can be accomplished by either a 6' high opaque fence, or by plants that create a 6' high, 100% screen surrounding the play area. The plan shows a fence around the play area but does not indicate height or opacity, and the plants shown do not grow to a mature height of 6'. The landscape plan must be revised to show either the required fence or landscape screen.
6. Sanitary sewer service is presumably provided by the 15" line east of the facility. This line can only be tapped by a manhole connection, and the method by which this is to be accomplished must be shown on the plan.

7. Erosion control protection must be provided at the outlet of culverts and pipes, and must be provided at a sufficient size and quantity to withstand the velocities of the system. Erosion control to prevent channel bank erosion due to overland flow from Area A2 must also be provided, along with calculations demonstrating that the existing storm sewer system along Heritage Lakes Drive has sufficient capacity to accept additional flow from Areas A3 and A4.
8. The Lincoln Electric System (LES) review noted that a 10' utility easement along all property lines is needed to ensure delivery of utility service.
9. The revised site plan submitted on October 18, 2002, shows the west driveway redesigned to allow access onto Heritage Lakes Drive, instead of to the adjacent lot. This second drive onto Heritage Lakes Drive is acceptable provided a drive connection to Outlot A continues to be shown. The internal drive can be relocated, but it is important that it be provided as it will enhance access to the facility and contribute to neighborhood connectivity consistent with the Comprehensive Plan. This revised plan was submitted to Public Works for review, but those comments could not be included in the report due to time constraints. The second driveway onto Heritage Lakes Drive must be approved by Public Works.

Waiver to Design Standard #02021

1. A waiver to the Subdivision Ordinance design standard that requires lot lines to be perpendicular to streets has also been requested. The rationale for the request is that the proposed lot for this facility is located next to a delineated wetland, and the east lot line is drawn to partially accommodate that fact. Additionally, this site is located at the apex of the curve on Heritage Lakes Drive. Given the site constraints and street layout, this waiver is appropriate.

CONDITIONS:

Special Permit #1990

Site Specific:

1. After the applicant completes the following instructions and submits the documents and plans to the Planning Department and the plans are found to be acceptable, the application will be scheduled on the City Council's agenda:

- 1.1 Revise the site plan to show:

- 1.1.1 A phasing schedule for development of the center showing floor area and parking space calculations.
 - 1.1.2 The sign envelope moved to a location that complies with the requirements of the Zoning Ordinance and that is acceptable to Public Works.
 - 1.1.3 Sanitary sewer connection.
 - 1.1.4 A 10' wide utility easement along all property lines of the site.
 - 1.1.5 A provision for making an internal driveway connection to the adjacent lot.
 - 1.2 Revise the conversion plan to show conversion to a use allowed by right in the R-3 zoning district.
 - 1.3 Revise the landscape plan to show at a minimum either a 6' high, 100% opaque fence, or landscaping that provides a 6' high, 100% opaque screen around the play area.
 - 1.4 Provide erosion control measures and demonstrated storm sewer capacity approved by Public Works and Utilities - Watershed Management..
 - 1.5 Provide a written agreement among the owners of Lot 1 and Outlot A stating that an internal driveway connection between the day care and the adjacent lot will be made when Outlot A is developed.
2. This approval permits an early childhood care facility for up to 214 children with a waiver to required access to an arterial street.

General:

3. Before receiving building permits:
- 3.1 The permittee shall have submitted a revised final plan including 5 copies and the plans are acceptable.
 - 3.2 The construction plans shall comply with the approved plans.
 - 3.3 The operation and the premises are to meet appropriate local and state licensing requirements, including compliance with health codes.

Standard:

4. The following conditions are applicable to all requests:

- 4.1 Before occupying the facility all development and construction shall have been completed in compliance with the approved plans.
- 4.2 The site plan accompanying this permit shall be the basis for all interpretations of setbacks, yards, locations of buildings, location of parking and circulation elements, and similar matters.
- 4.3 This resolution's terms, conditions, and requirements bind and obligate the permittee, its successors and assigns.
- 4.4 The applicant shall sign and return the letter of acceptance to the City Clerk within 30 days following the approval of the special permit, provided, however, said 30-day period may be extended up to six months by administrative amendment. The clerk shall file a copy of the resolution approving the special permit and the letter of acceptance with the Register of Deeds, filling fees therefor to be paid in advance by the applicant.

Prepared by:

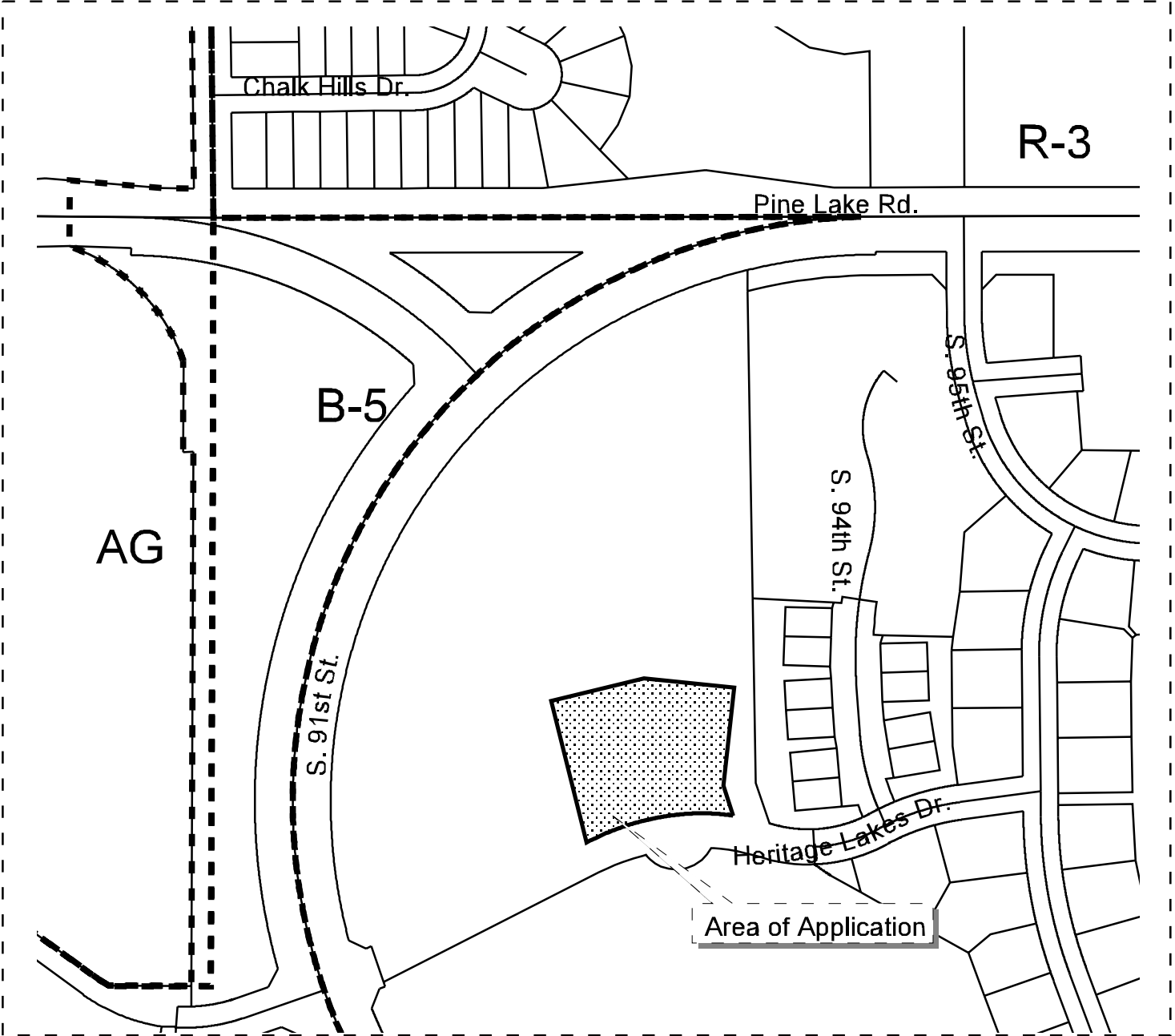
Brian Will
Planner

Attachments: Letter from applicant; revised site plan; superceded site plan from previous report.



Special Permit #1990
Heritage Lakes Early Childhood Development Center
S.91st & Pine Lake Rd.



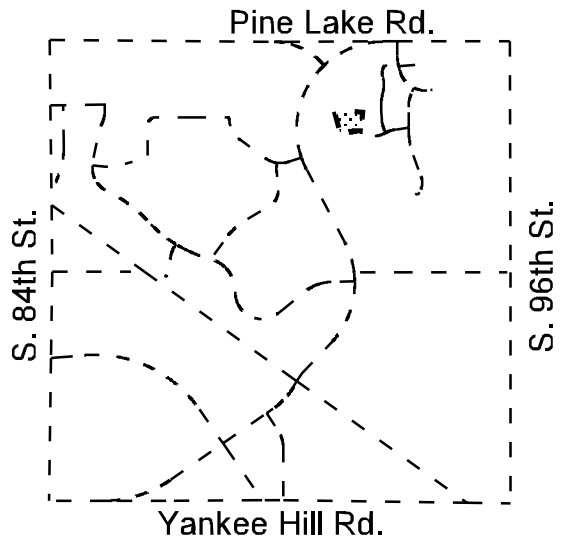
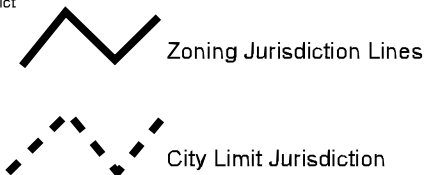


Special Permit #1990
Heritage Lakes Early Childhood Development Center
S.91st & Pine Lake Rd.

Zoning:

R-1 to R-8	Residential District
AG	Agricultural District
AGR	Agricultural Residential District
R-C	Residential Conservation District
O-1	Office District
O-2	Suburban Office District
O-3	Office Park District
R-T	Residential Transition District
B-1	Local Business District
B-2	Planned Neighborhood Business District
B-3	Commercial District
B-4	Lincoln Center Business District
B-5	Planned Regional Business District
H-1	Interstate Commercial District
H-2	Highway Business District
H-3	Highway Commercial District
H-4	General Commercial District
I-1	Industrial District
I-2	Industrial Park District
I-3	Employment Center District
P	Public Use District

One Square Mile
 Sec. 23 T9N R7E

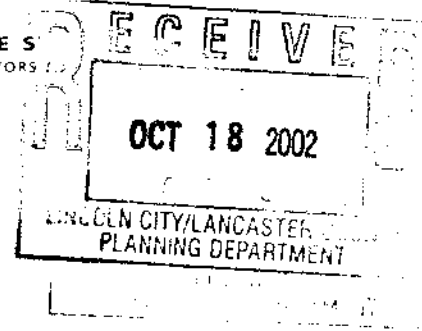




OLSSON ASSOCIATES
ENGINEERS • PLANNERS • SCIENTISTS • SURVEYORS

October 18, 2002

Mr. Marvin S. Krout, Director
Lincoln Lancaster Planning Department
County-City Building
555 South 10th Street, Suite 213
Lincoln, NE 68508



Re: Heritage Lakes Early Childhood Development Center, "Special Permit for Use".
OA Project No. 2002.0756

Dear Mr. Krout,

It was approved at the October 16th Planning Commission meeting to delay this project for two weeks to allow revisions to the site access. Enclosed, please find the following revised documents for your review.

1. Site Plan, Sheet 1; 5 copies
2. Grading & Drainage Plan, Sheet 2; 5 copies
3. Landscape Plan, Sheet 3; 5 copies
4. 8 1/2" x 11" Reduced Drawings of the Site Plan

On behalf of the Developer, Gary Kort, Heritage Builders, 5950 Van Dervoort Drive, Lincoln, NE 68516, we are requesting a "Special Permit for Use" to allow an "Early Childhood Care Facility" on property located in the Northeast Quarter of Section 23, Township 9 North, Range 7 east of the 6th P.m., Lancaster County, Nebraska. Enrollment will exceed sixteen children (27.15.040, (y)). As required by the Design Standards a "Conversion Plan" for future permitted residential usage has been prepared by Davis Design and is included with this submittal. Previously submitted and on behalf of the Developer, we are requesting an Administrative Final Plat also for this property. It is intended that the processes will run concurrent with each other.

Requested waivers remain same as our first submittal dated September 12, 2002. We intend that this new submittal will again be recommended by Planning Staff for Approval, with same conditions. We were in agreement to the previous conditions as per your Staff Report Dated September 30, 2002.

1. To allow non-perpendicular lot lines to the R.O.W. to Heritage Lakes Drive on both the east and west lot lines of Lot 1 (Lot area is taken from Lot 98, I.T.).
2. To allow waiver of Design Standards for Early Childhood Care Facilities, Chapter 3.90:

Section 1.3, Daycare with 31 or More Children / Arterial Street Access:

This site does not front on an arterial street, however, it does front on a street that has a typical section of Business Commercial pavement design (66' ROW, 33' of pavement). This street also serves another business, The Nebraska Heart Hospital. The site plan illustrates traffic entering the site on a one-way drive located on the east side of the site. Traffic will exit out of a second drive on the west side of the property onto Heritage Lakes Drive. The Final Plat drawings will reflect the same.

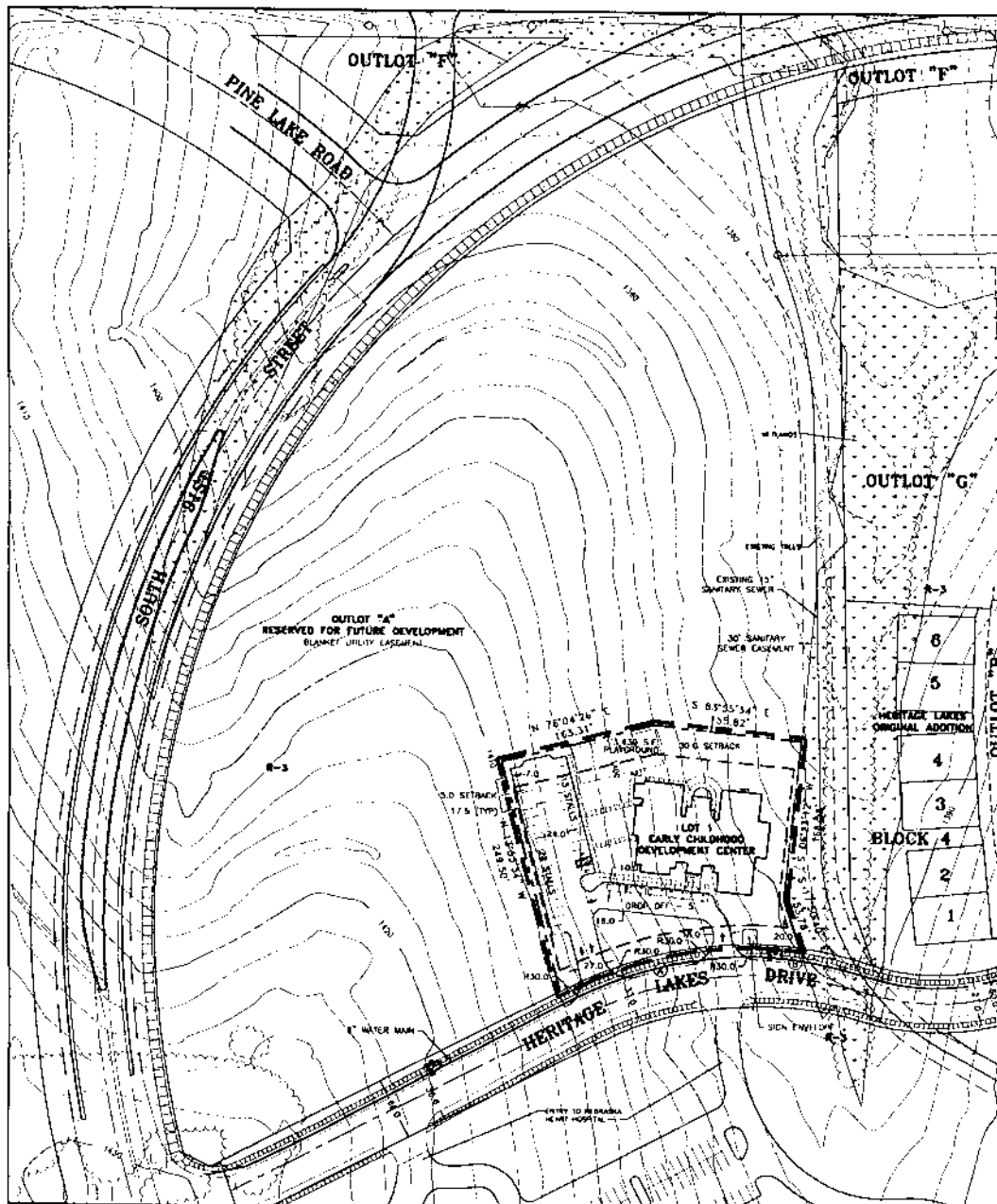
3. To allow a sign envelope within the front yard set. As per 27.69.160 Other Permitted Signs; Special Permitted Uses, (a) the sign will be no more than 20 square feet in area and will be illuminated.

Please contact us if you have any questions or require any additional material.

Sincerely,


for Stephen Clymer, AIA

cc: Matt Metcalf, AIA, Davis Design
Kelvin Korver



GENERAL SITE NOTES

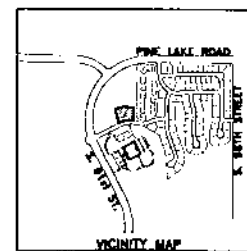
1. SANITARY SEWER AND WATER LINES TO BE 8" PIPE AND 8" PIPE RESPECTIVELY UNLESS OTHERWISE SHOWN AND TO BE BUILT TO CITY OF LINCOLN SPECIFICATIONS.
2. ORNAMENTAL LIGHTING ALONG ALL PUBLIC STREETS SHALL BE IN ACCORDANCE WITH I.E.S. REGULATIONS.
3. THE DEVELOPER AGREES TO COMPLY WITH THE DESIGN STANDARDS OF THE CITY OF LINCOLN FOR EROSION CONTROL AND SEDIMENTATION DURING AND AFTER LAND PREPARATION AND FURTHER TO SUBMIT A SEEDING AND MAINTENANCE SCHEDULE BEFORE SITE GRADING IS COMPLETE.
4. ALL DIMENSIONS ALONG CURVES ARE CHORD DISTANCES.
5. ALL PAVING SHALL BE TO 20' UNLESS OTHERWISE NOTED.
6. ALL SANITARY SEWERS & WATER MAINS TO BE PUBLIC.
7. TOTAL USAGE:
BIOE
TOTAL BLOCKS - 1
TOTAL LOTS - 1
TOTAL PARKING AS SHOWN - 33
PARENT DROP OFF/PICK UP - 5
8. ALL ELEVATIONS ARE BASED ON NAVD 1986.
9. THE DEVELOPER AGREES TO COMPLY WITH PROVISIONS OF THE LAND SUBDIVISION ORDINANCE REGARDING LAND PREPARATION.
10. THE SITE IS ZONED R-3.
11. IMPOSED METERS SHALL BE IN CONFORMANCE WITH THE 404 PERMIT APPROVED BY THE CORP. OF ENGINEERS.
12. ALL SETBACKS SHALL BE IN ACCORDANCE WITH R-3 ZONING.
13. THE YARD SETBACKS REGULATE STRUCTURE WALLS ONLY AND DOES NOT RESTRICT OVERHANGS, PATIOS, DOOR SWINGS, WINDOW SWINGS, ETC. FROM ENCRICHING INTO THE SETBACKS.

REQUESTED VARIATIONS

1. TO ALLOW NON-PERPENDICULAR LOT LINES TO THE P.O.W. TO HERITAGES LAKES DRIVE ON BOTH THE EAST AND WEST LOT LINES OF LOT 1 (LOT AREA IS TAKEN FROM LOT 95, I.T.).
2. TO ALLOW VARIATION OF DESIGN STANDARDS FOR EARLY CHILDHOOD CARE FACILITIES, CHAPTER 3.50, SECTION 1.3, DEDICATE WITH 34' ON MORE CHILDREN / ARTERIAL STREET ACCESS THIS SITE DOES NOT FRONT ON AN ARTERIAL STREET, HOWEVER, IT DOES FRONT ON A STREET THAT HAS A TYPICAL SECTION OF BUSINESS COMMERCIAL PAVEMENT DESIGN (26' ROW, 33' OF PAVEMENT) THIS STREET ALSO SERVES ANOTHER BUSINESS, THE NEBRASKA HEART HOSPITAL, THE FINAL PLAT DRAINAGES WILL DEFINE AN ACCESS EASEMENT FOR THE EARLY CHILDHOOD DEVELOPMENT CENTER TO USE IT FOR THEIR EXISTING PURPOSES.
3. TO ALLOW A SIGN ENVELOPE WITHIN THE FRONT YARD SET AS PER 27.00 160 OTHER PERMITTED SIGNS, SPECIAL PERMITTED USES, (A) THE SIGN SHALL BE NO MORE THAN 20 SQUARE FEET IN AREA AND WILL BE ILLUMINATED.

LEGEND

- 8" --- EXISTING WATER MAIN
- 8" --- PROPOSED WATER MAIN
- S --- EXISTING SANITARY SEWER
- S --- PROPOSED SANITARY SEWER
- S --- SANITARY SEWER MANHOLE
- --- FINE HYDRANT
- --- WATER VALVE
- 15" SS --- EXISTING STORM SEWER
- 15" SS --- PROPOSED STORM SEWER
- 4' --- PROPOSED 4' SIDEWALK
- --- METLANDS
- --- PROPOSED BOUNDARY
- --- PROPOSED LAKE EDGE
- --- SIGN ENVELOPE (TYP)



ENGINEER & PREPARED

OLSON ASSOCIATES
1111 LINCOLN HALL
LINCOLN, NE 68501
PHONE: 474-6311

OWNER & DEVELOPER

HERITAGES BUILDERS
DARY MORT
5650 VANDERVOORT DR
LINCOLN, NE 68516
PHONE: 471-3333

LEGAL DESCRIPTION

A LEGAL DESCRIPTION FOR A TRACT OF LAND COMPOSED OF A PORTION OF LOT 88 1/2 LOCATED IN THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 9 NORTH, RANGE 7 EAST OF THE 6TH P.M., CITY OF LINCOLN, LANCASTER COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 88 1/2, THENCE ON AN ASSUMED BEARING OF SOUTH 00 DEGREES 54 MINUTES 48 SECONDS EAST ALONG THE EAST LINE OF SAID LOT 88 1/2, A DISTANCE OF 878.11 FEET TO A EAST CORNER OF SAID LOT 88 1/2, THENCE SOUTH 19 DEGREES 17 MINUTES 48 SECONDS EAST ALONG A EAST LINE OF SAID LOT 88 1/2, A DISTANCE OF 73.13 FEET TO A POINT, THENCE ALONG A CURVE IN A COUNTER CLOCKWISE DIRECTION, HAVING A RADIUS OF 431.35 FEET, AND LENGTH OF 64.38 FEET, DELTA ANGLE OF 06 DEGREES 53 MINUTES 08 SECONDS, A CHORD BEARING OF NORTH 77 DEGREES 45 MINUTES 16 SECONDS WEST, AND A CHORD LENGTH OF 64.32 FEET TO THE TRUE POINT OF BEGINNING, THENCE CONTINUING ALONG A CURVE IN A COUNTER CLOCKWISE DIRECTION, HAVING A RADIUS OF 431.35 FEET, AND LENGTH OF 48.83 FEET, DELTA ANGLE OF 06 DEGREES 53 MINUTES 58 SECONDS, A CHORD BEARING OF NORTH 83 DEGREES 18 MINUTES 24 SECONDS WEST, AND A CHORD LENGTH OF 48.90 FEET TO A POINT, THENCE ALONG A CURVE IN A COUNTER CLOCKWISE DIRECTION, HAVING A RADIUS OF 433.00 FEET, AND LENGTH OF 203.19 FEET, DELTA ANGLE OF 26 DEGREES 53 MINUTES 10 SECONDS, A CHORD BEARING OF SOUTH 76 DEGREES 31 MINUTES 20 SECONDS WEST, AND A CHORD LENGTH OF 203.33 FEET TO A POINT OF TANGENCY, THENCE SOUTH 83 DEGREES 04 MINUTES 54 SECONDS WEST, A DISTANCE OF 7.43 FEET TO A POINT, THENCE NORTH 13 DEGREES 53 MINUTES 34 SECONDS WEST, A DISTANCE OF 248.30 FEET TO A POINT, THENCE NORTH 76 DEGREES 04 MINUTES 26 SECONDS EAST, A DISTANCE OF 143.31 FEET TO A POINT, THENCE SOUTH 83 DEGREES 55 MINUTES 34 SECONDS EAST, A DISTANCE OF 155.82 FEET TO A POINT, THENCE SOUTH 06 DEGREES 23 MINUTES 12 SECONDS WEST, A DISTANCE OF 148.34 FEET TO A POINT, THENCE SOUTH 17 DEGREES 50 MINUTES 40 SECONDS EAST, A DISTANCE OF 53.78 FEET TO THE POINT OF BEGINNING, SAID TRACT CONTAINING A CALCULATED AREA OF 65,119.81 SQUARE FEET OR 1.49 ACRES, MORE OR LESS.

Prepared: 08/20/2002
By: [Signature]

BOUNDARY CURVE DATA TABLE					
CURVE	DELTA ANGLE	RADIUS	CHORD	CHORD BEARING	CHORD BEARING
A	265.31°	433.00	203.19	203.33	S76.31°28'W
B	06°28'53"	431.35	64.38	48.93	N83°18'48"W

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE CAUSED TO BE SURVEYED THE BOUNDARY OF THE ABOVE PRELIMINARY PLAT AND THAT PERMANENT MONUMENTS HAVE BEEN PLACED ON FOUND AT ALL BOUNDARY CORNERS.

DATE: MICHAEL N. JOHNSON, S.E., NO. 578

ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A REGISTERED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF NEBRASKA. THESE PLANS MEET THE REQUIREMENTS OF THE CITY ENGINEER'S OFFICE DESIGN REQUIREMENTS.

DATE: JACOB S. GENDER, E-10344

APPROVAL

THE FOREGOING COMMUNITY LUMP PLAN WAS APPROVED BY THE CITY COUNCIL, RESOLUTION NO. 11-10-02

DATE: CITY CLERK

OCT 21 2002

LINCOLN CITY/LANCASTER COUNTY
PLANNING DEPARTMENT

OLSON ASSOCIATES
1111 LINCOLN HALL
LINCOLN, NE 68501
PHONE: 474-6311

REVISIONS

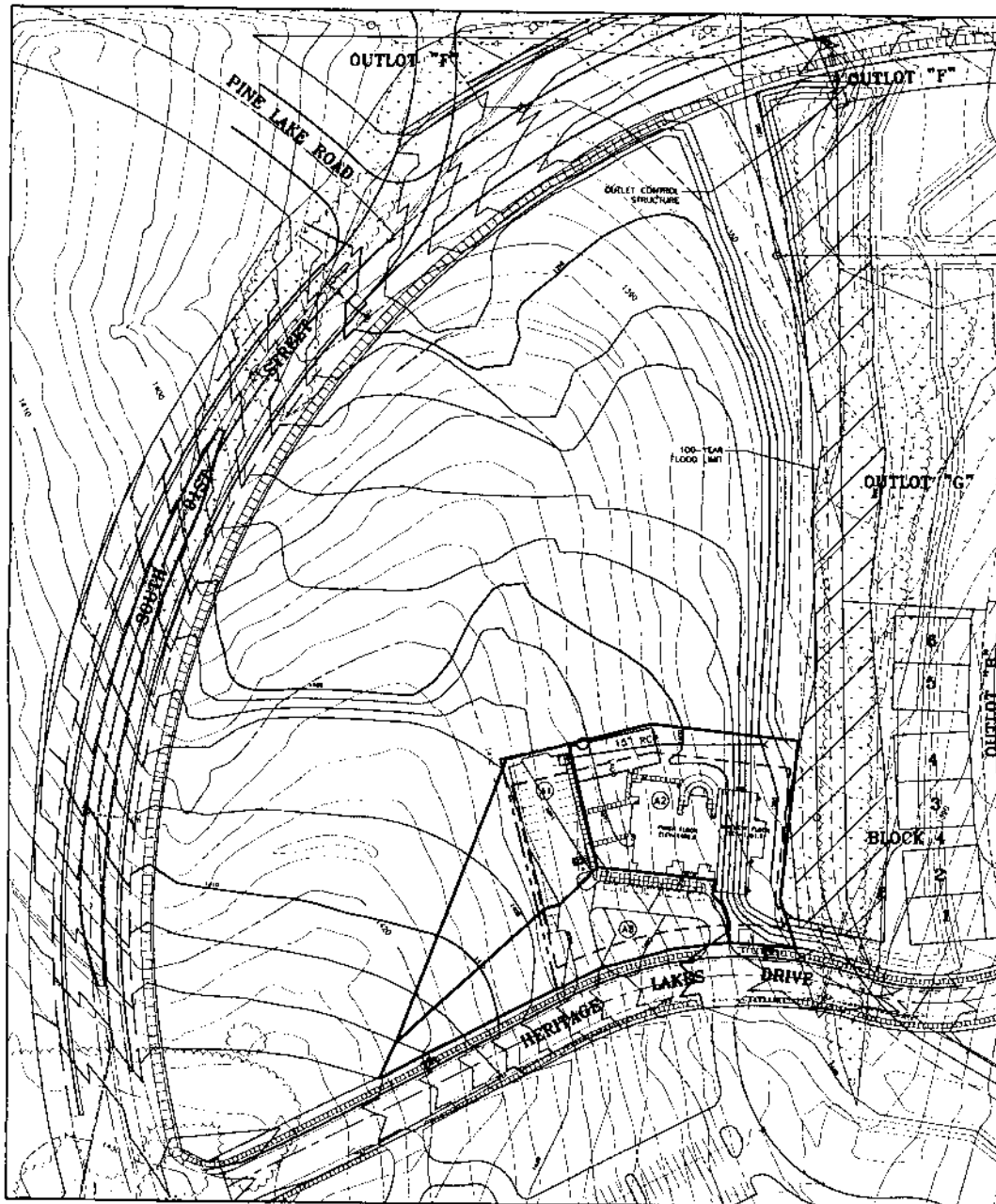
NO.	DATE	DESCRIPTION
1	08/20/2002	INITIAL DESIGN

SPECIAL PERMIT
SITE PLAN

HERITAGES LAKES EARLY CHILDHOOD
DEVELOPMENT CENTER

1 INCH = 10'

APPROVED BY: [Signature]
DATE: 08/20/2002
PROJECT NO.: 02-0756
SHEET 1 OF 3



SCALE: 1"=60'

DEVELOPED DRAINAGE CALCULATIONS													
Storm Frequency 10 Yr.													
LOC.	A	C	ANC	SWP	T	I	Q	S	L	PIPE	PIPE	PIPE	TIME
	FEET			AND	MIN.		CFS			SIZE	CAP.	VEL.	IN
											CUY.	FT/S	MIN.
AL	0.58	0.45	0.44	0.44	8.00	5.76	2.70	0.00	21.9	18"	15.44	11.77	0.31
AV	0.85	0.60	0.60	0.60	8.00	5.76	4.71						
AT	0.66	0.72	0.52	0.72	8.00	5.76	2.72						

NOTE: SEE HERITAGE LAKES PRELIMINARY PLAT & C.U.P. FOR DETAILS AND CALCULATIONS OF THE OUTLET CONTROL STRUCTURE AND DRAINAGE CHANNEL.

ALL STORM SEWERS SHALL HAVE EROSION CONTROL PROTECTION INSTALLED AT THE OUTLET.

MINIMUM OPENING ELEVATION

100-YEAR FLOOD EL.	MINIMUM OPENING EL.
1369.50	1390.50

NOTE: ALL ELEVATIONS ARE BASED ON NAVD 1988

LEGEND

- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- - - EXISTING MAJOR CONTOUR
- - - EXISTING MINOR CONTOUR
- DRAINAGE BASINS
- PROPOSED STORM SEWER
- PROPOSED CATCH BASIN

RECEIVED

OCT 21 2002

LINCOLN CITY/LANCASTER COUNTY
PLANNING DEPARTMENT

REVISIONS

NO.	DATE	REVISION
1		

SPECIAL PERMIT
GRADING & DRAINAGE PLAN
HERITAGE LAKES EARLY CHILDHOOD
DEVELOPMENT CENTER

LINCOLN, NE

drawn by: JG
checked by: JG
approved by: JG
project no: 00-1070
drawing no: 10000P
date: 9/13/02

SHEET
2 OF 3

OLSSON ASSOCIATES
ENGINEERS & PLANNERS
1000 P STREET, SUITE 100
LINCOLN, NE 68502
TEL: 402.441.1000
FAX: 402.441.1001
WWW.OLSSON-NE.COM

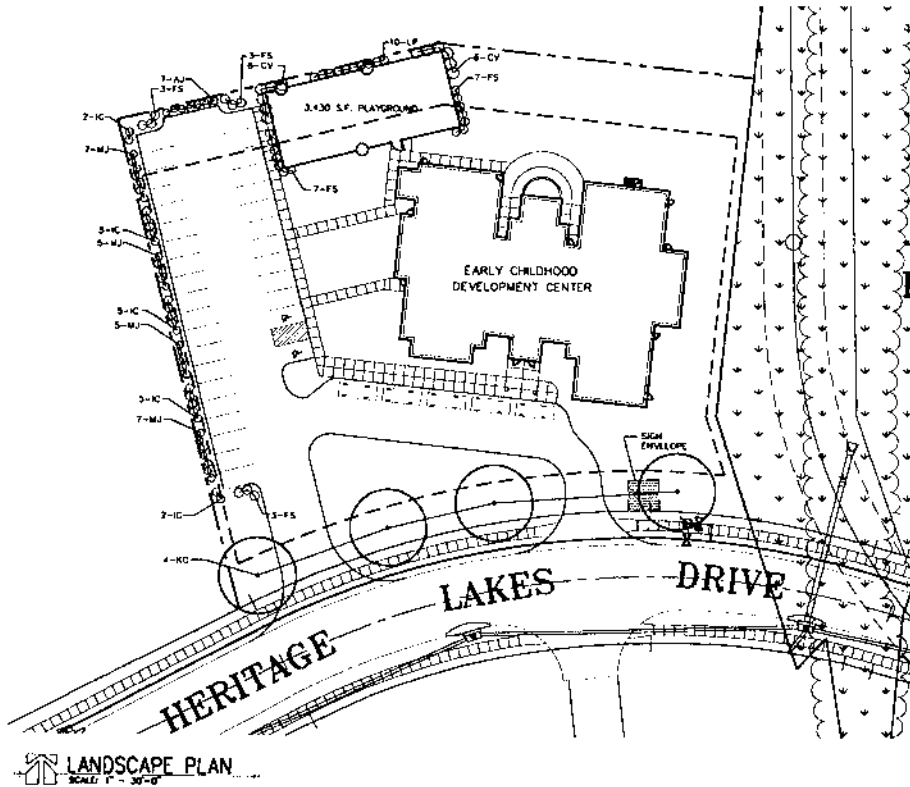
LANDSCAPE SUMMARY

1. SITE ZONING = R3
2. LANDSCAPE SCREENING CALCULATED AT 80% COVERAGE (1/2 EVERGREEN, 1/2 DECIDUOUS) FOR PARKING AREA FRONTING HERITAGE LAKES DRIVE. REMAINING PARKING AREAS FRONTING SURROUNDING PROPERTY BOUNDARIES ARE SCREENED AT 80%, AS PER CH. 3.50-5, SEC. 7.1.1.1. (ON-PAVE TREES SHOWN IN 80% SCREEN AREAS ACCOUNT FOR 1/2 OF THE REQUIRED DECIDUOUS PLANT RATIO.)
3. NO INTERIOR TREES REQUIRED FOR PARKING LOT PAVING. TOTAL SQ. FT. OF PARKING LOT PAVING AREA = 9,230 SQ. FT.
4. A LANDSCAPE SCREEN IS PROVIDED FOR THE OUTDOOR PLAY AREA AS PER CH. 3.50-6, SEC. 7.8.

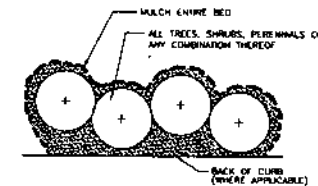
GENERAL NOTES:

1. ALL PLANT MATERIAL INSTALLED SHALL BE "NURSERY GROWN" MEETING THE FOLLOWING CRITERIA:
 - a) PLANT MATERIAL GROWN BY ESTABLISHED COMMERCIAL NURSERIES AND SOLD TO LICENSED AND CERTIFIED NURSERIES AND/OR LANDSCAPE CONTRACTORS.
 - b) GROWN AND SOLD ACCORDING TO AMERICAN STANDARD FOR NURSERY STOCK SPECIFICATIONS (AMSH 280.1-1990).
2. NOTIFY CITY OF LINCOLN FOR ALL STREET TREE LOCATIONS PRIOR TO PLANTING.
3. LANDSCAPING SHALL BE DONE IN ACCORDANCE WITH CITY OF LINCOLN STANDARD SPECIFICATIONS FOR MUNICIPAL CONSTRUCTION.

STREET TREES & LANDSCAPE SCHEDULE										
KEY	LOCATION	COMMON NAME	BOTANICAL NAME	SIZE @ PLANTING	PLANTING METHOD	DESIGN TYPICAL	QUANTITY			
STREET TREES										
HC	HERITAGE LAKES DR.	KENTUCKY COFFEETREE	GYMNOCLADUS DIODEA	2 1/2" cal	B&B	40	50			4
SHRUBS										
IC	SITE SCREENING	"RICHMOND BEAUTY" CHERRYBERRY	PRUNELLA MELANOCARPA "RICHMOND BEAUTY"	15-18"	CONTAINER	4	3	18		
LP	SITE SCREENING	LOOSELEAF PRIVET	LIGUSTRUM "LOOSELEAF"	18-24"	CONTAINER	4	4	10		
FS	SITE SCREENING	YIPPA DASHA HASTRUP SHRUBROSE	ROSA "YIPPA DASHA HASTRUP"	18-24"	CONTAINER	5	4	23		
CV	SITE SCREENING	"CHICAGO LUSTRE" VIBURNUM	VIBURNUM CENEAUM "CHICAGO LUSTRE"	24-36"	CONTAINER	8	8	12		
AJ	SITE SCREENING	"WINTERGOLD" JASMINE	JUNIPERUS CHINENSIS "WINTERGOLD"	18"	CONTAINER	4	4	7		
WJ	SITE SCREENING	"WINTER JULEP" JUMPER	JUNIPERUS CHINENSIS "WINTER JULEP"	18"	CONTAINER	4	4	24		

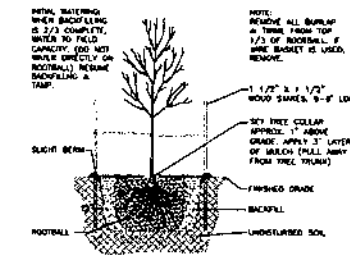


NOTE: WHERE NO CURB IS PRESENT, MULCH ENTIRE PLANTING AREA.



① MULCHING DETAIL

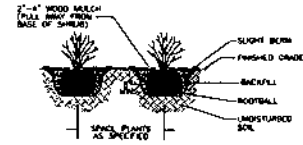
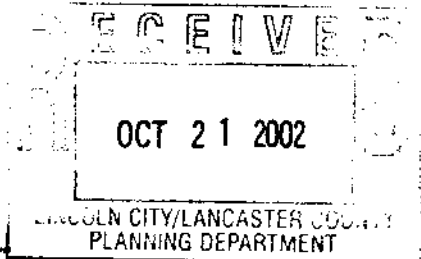
SCALE: N.T.S.



② TREE PLANTING DETAIL

SCALE: N.T.S.

LEGEND



③ SHRUB PLANTING DETAIL

SCALE: N.T.S.

REVISIONS

NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

SPECIAL PERMIT
LANDSCAPE PLAN
HERITAGE LAKES EARLY CHILDHOOD
DEVELOPMENT CENTER

Drawn by: [blank]
Checked by: [blank]
Designed by: [blank]
Project no.: [blank]
Drawing no.: [blank]
Date: 8/26/02

SHEET
3 OF 3

